



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Marilyn McGrath, Selectmen Liaison

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### MEETING AGENDA – September 24, 2015

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday September 24, 2015, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

#### I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 210-010 (9-24-15) (Deferred from 8-27-15): Dan Lamb c/o Presentation of Mary Academy, 182 Lowell Road, Hudson, NH, requests a Variance to construct a compliant gym addition that includes a stair and elevator tower to serve all floors of the existing non-compliant structure that will exceed 38 feet in height. [Map 210, Lot 010; Zoned R-2, HZO Article III & VIII, Section 334-14 & 334-31, Building Height & Alteration and expansion of nonconforming structures.]
2. Case 252-044-001 (9-24-15) (Deferred from 8-27-15): Anthony & Stephanie Sabetti, 15 Nicole Drive, Lowell, MA, requests a Special Exception for an Accessory Living Unit (ALU) to be constructed within the basement of the existing single-family dwelling located at 32 Pine Road, Hudson, NH. [Map 252, Lot 044-001, Zoned G-1; HZO Article XIII §334-73.1, Accessory Living Unit.]
3. Case 154-033 (9-24-15): Stacey Kulas, 22 Sullivan Road, Hudson, NH, requests a Special Exception for an Accessory Living Unit (ALU) to be above the detached garage of the existing single-family dwelling. [Map 154, Lot 033, Zoned G-1; HZO Article XIII §334-73.3, Accessory Living Unit.]
4. Case 190-165 (9/24/15): Keith & Selena Langis, 9 Oak Avenue, Hudson, NH, requests a Variance to demolish an existing nonconforming 30x12ft garage, and replace with a new 18x24ft garage. [Map 190, Lot 165, Zoned TR; HZO Article VIII §334-31, Alteration and expansion of nonconforming structures.]

#### II. REVIEW OF MINUTES

05-28-15 Minutes  
06-25-15 Minutes  
07-23-15 minutes  
08-27-15 Minutes

#### III. OTHER

1. Discussion of any Town/State Activity of Interest to the Board.

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Dave Hebert, Acting Zoning Administrator

Posted: Town Hall, Library, and Post Office